

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 07-24

Introduced by Council President Boniface at the request of the County Executive

Legislative Day No. 07-19 Date June 12, 2007

AN EMERGENCY ACT to establish a new special assessment in and about the Grande View Farms Community, to identify the properties benefited, and to establish the amount of the assessment and terms for payment of the special assessment.

By the Council, June 12, 2007

Introduced, read first time, ordered posted and public hearing scheduled

on: July 10, 2007

at: 6:45 p.m.

By Order: Barbara J. O'Connor, Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on July 10, 2007 and concluded on July 10, 2007.

Barbara J. O'Connor, Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

1 **WHEREAS**, certain residents of the Grande View Farms Homeowners Association, Inc.
2 sought funding assistance from the County for repairs to the community lake which were estimated
3 to cost \$150,000; and

4 **WHEREAS**, pursuant to Article 25A of the Annotated Code of Maryland, Harford County is
5 authorized to impose a special assessment so that repairs may be made; and

6 **WHEREAS**, the 58 lot owners in the Grande View Farms Community agreed to repay the
7 \$150,000 through a three-year equal assessment of \$940.79 each, and the County Council, through
8 Bill 06-32, established a special assessment for each lot in the community; and

9 **WHEREAS**, the estimated cost for this project has now increased to \$300,000, and a
10 majority of the 58 lot owners in the Grande View Farms Community have agreed to repay the
11 \$300,000 through a five-year equal assessment of \$1,202.97 each per year at an interest rate of
12 5.25%; and

13 **WHEREAS**, each assessment is due and payable in full within 30 days after the invoice for
14 payment is mailed. Any unpaid assessment shall bear interest at the rate of 18% per annum
15 beginning 30 days after the invoice for payment is mailed.

16 **NOW, THEREFORE,**

17 Section 1. Be It Enacted By The County Council of Harford County, Maryland, that a new
18 special assessment is hereby created for each lot in the Grande View Farms Homeowners
19 Association community as more particularly described in the following lots, as recorded in the Land
20 Records of Harford County, Maryland:

<u>Property ID</u>	<u>Address</u>
05 025192	1144 Ridge Road, Pylesville
05 030137	1148 Ridge Road, Pylesville

1	05 010446	1151 Ridge Road, Pylesville
2	05 010454	1151 Ridge Road, Pylesville
3	05 022665	1152 Ridge Road, Pylesville
4	05 033764	1154 Ridge Road, Pylesville
5	05 006244	1157 Ridge Road, Pylesville
6	05 040930	1158 Ridge Road, Pylesville
7	05 038227	1162 Ridge Road, Pylesville
8	05 024927	1163 Ridge Road, Pylesville
9	05 026881	1166 Ridge Road, Pylesville
10	05 019613	1200 Ridge Road, Pylesville
11	05 013747	1202 Ridge Road, Pylesville
12	05 029538	1203 Ridge Road, Pylesville
13	05 036615	1206 Ridge Road, Pylesville
14	05 030811	1210 Ridge Road, Pylesville
15	05 004292	1216 Ridge Road, Pylesville
16	05 042887	1226 Ridge Road, Pylesville
17	05 003679	1229 Ridge Road, Pylesville
18	05 000424	1229 Ridge Road, Pylesville
19	05 014603	1245 Ridge Road, Pylesville
20	05 041287	1247 Ridge Road, Pylesville
21	05 015073	1249 Ridge Road, Pylesville
22	05 038197	1253 Ridge Road, Pylesville
23	05 031915	4002 Grande View Drive, Pylesville

1	05 040337	4004 Grande View Drive, Pylesville
2	05 009820	4005 Grande View Drive, Pylesville
3	05 002850	4006 Grande View Drive, Pylesville
4	05 003598	4007 Grande View Drive, Pylesville
5	05 035759	4011 Grande View Drive, Pylesville
6	05 020581	4015 Grande View Drive, Pylesville
7	05 007119	4019 Grande View Drive, Pylesville
8	05 023076	4023 Grande View Drive, Pylesville
9	05 037026	4024 Grande View Drive, Pylesville
10	05 034817	4025 Grande View Drive, Pylesville
11	05 033861	4028 Grande View Drive, Pylesville
12	05 031869	4029 Grande View Drive, Pylesville
13	05 006864	4032 Grande View Drive, Pylesville
14	05 016991	4037 Grande View Drive, Pylesville
15	05 030870	4038 Grande View Drive, Pylesville
16	05 030862	4041 Grande View Drive, Pylesville
17	05 006872	4042 Grande View Drive, Pylesville
18	05 035171	4050 Grande View Drive, Pylesville
19	05 022029	4051 Grande View Drive, Pylesville
20	05 036569	4055 Grande View Drive, Pylesville
21	05 017203	4060 Grande View Drive, Pylesville
22	05 013151	4037 Heaps School Road, Pylesville
23	05 018994	4041 Heaps School Road, Pylesville

1	05 005523	4044 Heaps School Road, Pylesville
2	05 022037	4047 Heaps School Road, Pylesville
3	05 013704	4048 Heaps School Road, Pylesville
4	05 000351	4051 Heaps School Road, Pylesville
5	05 000343	4055 Heaps School Road, Pylesville
6	05 002222	4057 Heaps School Road, Pylesville
7	05 027691	4058 Heaps School Road, Pylesville
8	05 032342	4060 Heaps School Road, Pylesville
9	05 030889	4061 Heaps School Road, Pylesville
10	05 009847	4069 Heaps School Road, Pylesville

11 Section 2. And Be It Further Enacted that all 58 lot owners in the Grande View Farms
12 Homeowners Association, Inc. as shown on Exhibit A shall be incorporated in the special assessment
13 area.

14 Section 3. And Be It Further Enacted that each lot owner within the Grande View Farms
15 Homeowners Association, Inc. shall be billed \$1,202.97 each year for five years.

16 Section 4. And Be It Further Enacted that the annual special assessment in the amount of
17 \$1,202.97 for each Grande View Farms Homeowners Association lot owner is due and payable
18 within 30 days after the issuance of the invoice each year, thereafter the assessment shall bear
19 interest at the rate of 18% per annum.

20 Section 5. And Be It Further Enacted that delinquent special assessments shall constitute a lien
21 against the property and shall be treated in the same manner as property tax liens.

22

23

- 1 Section 6. And Be It Further Enacted that this Act shall be declared to be an emergency act
2 necessary to coincide with the appropriation of additional funds to complete the lake repairs prior to
3 the winter weather, and that this Act shall take effect on the date it becomes law.

EFFECTIVE: July 17, 2007

*The Council Administrator does hereby certify that
fifteen (15) copies of this Bill are immediately available for
distribution to the public and the press.*



Council Administrator

HARFORD COUNTY BILL NO. 07-24

Brief Title Grande View Farms Community – Special Assessment

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

Barbara J. O'Connor
Council Administrator

Date July 10, 2007

ENROLLED

Bill Bonifora
Council President

Date July 10, 2007

BY THE COUNCIL

Read the third time.

Passed: LSD 07-21

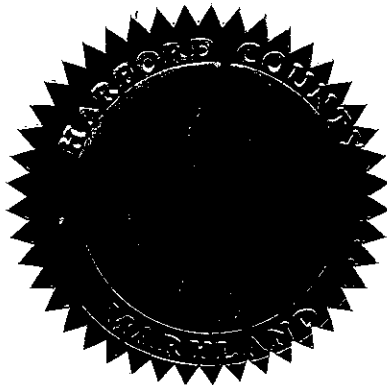
Failed of Passage: _____

By Order

Barbara J. O'Connor
Council Administrator

Sealed with the County Seal and presented to the County Executive for approval this 11th day of July, 2007 at 3:00 p.m.

Barbara J. O'Connor
Council Administrator



BY THE EXECUTIVE

David R. Craig
COUNTY EXECUTIVE

APPROVED: Date July 17, 2007

BY THE COUNCIL

This Bill No. 07-24 having been approved by the Executive and returned to the Council, becomes law on July 17, 2007.

EFFECTIVE DATE: July 17, 2007

Barbara J. O'Connor
Barbara J. O'Connor
Council Administrator



Exhibit A